LONG ISLAND REAL ESTATE FOR SALE | LONG ISLAND REAL ESTATE FOR SALE

Three Unequalled Opportunities for a Home

That should be of special interest as an investment

South Ferry Building

Corner of STATE AND WHITEHALL STREETS

Facing Battery Park

THIS new fireproof office building stands at the apex of Manhattan Island, where all present rapid transit lines, and all subways now building,

The outlook from its offices over Battery Park and New York Bayis unobstructed and panoramic. In construction and modern equipment it has few equals and no superior.

Ready March 15, 1915

Rentals Moderate

WE HAVE RENTED SPACE

Arkell & Douglas. Inc. (entire floor); Austin, Baidwin & Ce: Federal Lighterage Co.; Interocean Transportation Co.; Jarvis Lighterage Co.; Luckenbach Steamship Co., (entire floor); H. M. Lee; Lees Lighters Co.; H. H. Lee Company; New York Dock Co. (entire State St. front); New York-Great Lakes & Buffals Transportation Co.; Raymond-Hadley Corporation; Simpson, Clapp & Co.; Simmons Transportation Co.; Sarco Engineering Co.; Sanders, Rehders & Co., Inc.; Turner & Blanchard; H. M. Tracy; Wemilinger Steel Piling Co.; C. Prentiss Whitman.

APPLY TO RENTING OFFICE

WILIAM H. CHESEBROUGH



STORE AND BASEMENT 41-43 WEST 25th STREET

A NEW FIREPROOF ELEVEN STORY BUILDING

Plot 50x98

Ideal in Construction and Situation
ALL MODERN CONVENIENCES

PASSENGER AND FREIGHT ELEVATORS.

GRAS AND ELECTRIC LIGHTING
WITH POWER CONNECTIONS.

Located in the heart of the best
husiness section and easily accessible from all points.

sible from all points.

Two Blocks from Elevated R. R.

Two Blocks from Hudsen Tubes

Three Blocks from Subwey CLOSE TO ALL SURFACE LINES

A. R. KELLER, 501 Fifth Avenue OR YOUR OWN BROKER. Telephone Murray Hill sess

many opportunities to study the cases on which the above story is based. I have in mind one man in particular who came to me nine years ago, anxious to buy a home. I showed him one. I was then building in Queens county, and although he acknowledged that he had very little cash. I happened to be in a position to sell him this particular house on his own terms. He looked it over his own terms. He looked it over sarefully and the next day brought his wife to see it. He had only recently been married and thought that the sensibis thing to do was to establish him-self in a home of his own. We went over the proposition together and while I could see that he and his wife thought

It was the best thing to do, they were afraid to take on what seemed to them a great obligation. raid to take on what seemed to them great obligation.

Ten years seemed a long time to take are vacant in the block bounded by First to pay for a house and they finally de-cided that they had better not tackle such a proposition until they were bet-ter off. Seven years later, as a result of a three-quarter page advertisement in The Sun, this same couple visited my office. They were rather surprised to loss which have been in the nowassion uch a proposition until they used to the composition of the Schermerhorn family for more than a century, were purchased by the First Hungarian Reformed Church of the City of New York, a newly organization of the City of New York, a newly organization than a century.

brought them to my office, together with the announcement that I was willing to provide a home in the country on diately developed with church and pareasy terms for any family that could prove its responsibility.

This result and results are thingarian resolution to the City of New York, a newly organized congregation, and will be immediately developed with church and pareasy terms for any family that could be recommended. found that they were still hoping that some day they would have their own home in the country. They were, how-ever, no neaver accomplishing their desires than they had been seven years of this couple had doubled. They had paid an average of from \$40 to \$50 a month rent and had moved several times. Three children had been born to them and they had now grown to the point where the parents felt they must be taken off the streets and they had come to me in the hope that I could

suggest something that would enable them to accomplish their desires. I went over the same figures I had seven years before and when it came to the point of closing they were still doubtful as to their ability to carry though such an obligation, and it was only after the most carnest persuasion that I was able to induce them to see the matter in the right light, calling their attention to the fact that had they started when I had first met them they would have had their place prac-tically paid for and that if they did not start at that time seven years from then they would probably be no better off than they were at this time, and the worst that could happen to them would not leave them in any worse position than they were then. I finally succeeded in persuading them to take the step and they now own a substan-tial equity in one of the nicest shomes on our properties. Their payments bave been prompt to the day, and I feel that they look upon me as one of

Taking all these things into considera-on I do not see how any one can fail to agree with me as to the advantages of a country home as an investment, from the standpoint not only of finance but morals and health.

QUEENS APARTMENT DEMAND.

Many Sales of New Houses Draw Attention to Growing Section.

Queensboro Corporation has sold thre five story apartment houses on Twenty nue, Jackson Heights. These apartments were erected about a year age and have been fully rented ever since at excellent rentale showing a handsome return on the investment. The houses are forty feet front, five stories high, having ten five room and bath apartments in each house.

The first apartment house was sold to available to five State investors headed.

syndicate of up-State investors, headed by Harcourt J. Pratt of Highland, N. Y. The second apartment house was sold to group of five New York investors who have organized a company known as the Edwin Resity Corporation to take the title to this property. The third apartment house has been sold to a oup of New York and Chicago inves-

In addition to the foregoing the neensboro Corporation, during the fall f this year, sold a large block of land o a syndicate known as the Jackson to a syndicate known as the Jackson. Heights Corporation, who are erecting on a portion of the property at the corner of Hayes avenue and Twenty-fifth street, Jackson Heights, two large five story fifty foot apartment houses to accommodate forty-four families. These are the most modern and high class apartments yet built in the Borough of Queens and compare favorably with similar buildings in Washington Heights, at considerably less rent per room. This operation is estimated

The Landlord's

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to perform every service inci-Estate and the Insurance of Money loaned on bond

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HOWARD C. SMITH Hathaway, Smith, Folds & Co., Banker

HAROLD T. WHITE W. A. & A. M. White, Investments WILLIAM R. WILLCOX Attorney, 163 Broadway

EAST SIDE HOLDING

Lots on 68th Street Bought by

Hungarian Church-

Dwellings Sold.

F. Augustus Schermerhorn has sold

EAST 11TH STREET.-G. P. Butterly and James Varnum Graham have sold for Edward Ehlers, 732 to 738 tast Eleventa street, a three story factory building, on plot 72x92, near into a perochial school. Avenue D. The property was held at

AUDUBON AVENUE—Edgar T. Kings-ley has sold for Esther B. Bauer of Columbia, S. C., represented by George McCoulsin as attorney, the three story dwelling with 18 feet frontage at 394 Audubon avenue, between 184th and 185th streets. Mrs. Dorothy Laverty

BUYS CONCOURSE BLOCK.

Richard H. Scoble has sold for John Boyland to a builder the block on the ast side of Grand Boulevard and Conrse, from Field Place to 184th street Ryer avenue. It has a frontage of 196 feet on the Grand Boulevard and course and 197 feet on Ryer avenue. builder will improve the property with two large apartment houses same broker sold the north side of 184th street from Grand Boulevard and Con-course to Creston avenue, a parcel of ten lots, known as the Ryan homestead. about a month ago to a builder who is having plans prepared for five apart-

BUYERS FOR BRONK PLATS. HOE AVENUE.-The Galveston Buildpany, Philip Herschowski presi-has sold to an investor for cash dent, has sold to an investor for cash 1288 Hoe avenue, a five story apart-ment house, just completed, on plot 56x100, 179 feet north of Freeman street. The selling company acquired the site last year from the heirs of the late Jeremiah Sullivan, known as

WASHINGTON AVENUE—The Annita Realty Company, Cologero Dominico president, has sold to Bernard minico president, has sold to Bernard Greenthal 980 and 982 Washington avenue, southeast corner of 164th street, a five story modern flat with stores on plot 50x101. In part payment the selling company took the dwelling at 1185 Washington avenue, new 167th street the sale of which near 167th street, the sale of which

was reported yesterday. HOME STREET .- The Thomas H. Tully Construction Company has sold to Benjamin Sicklick 825 Home street.

EAST 176TH STREET-A. Blumenthal has sold for the Benenson Realty Company to the B. and R. Construction Company the plot, 59x199, on the south side of 176th street 52 feet west of Marmion avenue; also the plot, 50x96 on the north side of Crotona Park North whout 317 feet west of Prospect avenue. The purchaser will improve with five story apart-

TRADING AT PATERSON.

ably with similar buildings in Washington Heights, at considerably less rent per room. This operation is estimated Good Silk Company has purchased the property of the National Mill Supply two apartment houses will be ready for company at 47 State street for a consideration in the neighborhood of sideration in t

Problem

is to rent his buildings advantageously and operate them economically. Resulta good net income.

If you have such a problem, surely our active experience since 1868 in renting. managing, and selling real estate should be most valuable to you. Let us talk it over.

CHARLES G. BALMANNO EDWARD M. BURGHARD

WILLIAM F. CLARE Attorney, 135 Broadway

WILLIAM E. HARMON William E. Harmon & Co., Real Estate

GEORGE T. MORTIMER
Vice-Pres. U. S. Realty & Improv. Co.

MORGAN J. O'BRIEN

WILLIAM T. ROSEN
Ladenburg, Thalmann & Co., Bankers

GEORGE ZABRISKIE Zabriskie, Murray, Sage & Kerr

\$15,000. The purchasers will install machinery and operate the new factory in conjunction with their plant at 26 East Twenty-sixth street.

WEST END AVENUE.—Josephine Taylor has sold the three story dwelling at 312 West End avenue, on lot 18.5x 53x irregular, hetween Seventy-fourth and Seventy-fifth streets. The buyer is Hallet M. Carpenter, the present tenant.

EAST TWENTY-SIXTH STREET.—G. P. Butterly and James Varnum Graham have the formula of the first tenant. has been sold to St. Michael's Roman Catholic Church for \$13,000. The build-

TRADING IN BROOKLYN.

The Dowling-Muller Company and Nelson L. Dowling have sold for Fred-Simpson the dwelling at 246 NEW JERSEY REAL ESTATE FOR SALE NEW JERSEY REAL ESTATE FOR SALE sey street, a two story dwelling, for William Schweizer; also 1607 Union street, a two story dwelling, and the dwelling at 1609 for Jacob Rechnitz.

MANHASSET HOUSE SALE.

L'Ecluse, Washburn & Co. have sold at Manhasset Park, L. I., an eight room house on Park avenue, to Arnold J. Hutter of Manhattan.

NEPPERHAN DWELLING SITES. L. O. Smith of New York has pur-chased a plot on Fairview avenue, in the new bungalow section. The buyer will improve the property by erecting a Craftsman bungalow. Edward Gower of Yonkers has purchased a plot on Albemarle place for improvement.

N. J. DWELLING AND LOT TRADE Louis Schlesinger and Arthur J. Decker have sold for Wallace Bush of Roseland, N. J., the modern two family frame dwelling at 703 Mount Prospect avenue, near Heller parkway, on a plot 39x130, to Leslie Johnson, who gave in part payment two lots, 50x88, on Chest-put sizet Kearny, N. J. nut street, Kearny, N. J.

Charles B. Walker has leased to the Beacen Minfature Electric Company for a term of years space aggregating about 30,000 square feet in 129-135 Charlton street and 132-138 King street. The buildings are to be con-nected by steel bridges, thereby provid-ing for 15,000 square feet to a floor.

RENTING BUSINESS SPACE. Loton H. Slawson Company has leased

njamin Sicklick \$25 Home street, the store at 279 Fourth avenue. The four story flat, on plot 55.5x167, aditional is the Regal Silk Company, who have been located at 257 Fourth avenue, the avenue. The purchaser gave in Earnett & Co. have leased the store. a four story flat, on plot 55.5x167, adjoining the northwest corner of Prospect avenue. The purchaser gave in exchange lots at Clovena Park, Richmond, N. Y.

Blumenthal tenant is the cated at 257 Fourth avenue have been located at 257 Fourth avenue have been located at 257 Fourth avenue at the exchange lots at Clovena Park, Richmond, N. Y.

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COUNTRY HOUSE RENTALS.

H. Goldschmidt has rented at Cedar-hurst, L. f., for Frank M. Jensen his cottage on Space street to I. R. Ru-

Safety and Security

of REAL ESTATE



for sale, every parcel being absolutely free and clear

NO HIGH PRICES asked for property, due to the foresight of the president of the Company in purchasing holdings prior to the great activity in Long Island real estate.

IN HEMPSTEAD and vicinity we have concentrated our efforts to develop and sell real suburban estate, being confident that property in this section offered the most desirable and conveniently located home sites. WE ARE NOW OFFERING villa sites, acreage plots, small bu allows and lots at attractive prices and on easy monthly payments.

CALL OR WRITE FOR COMPLETE DETAILS.

O. L. SCHWENCKE LAND & INVESTMENT CO. GENERAL OFFICES: 277 BROADWAY, NEW YORK

\$4,200—Six Rooms and Tiled Bath



Ackerson Standard 1915 Bungalows and Cottages are now ready for inspection. In design, arrangement and workmanship they are architectural gems; broad, roomy, with plenty of closets, and will be fully completed, even to grading and seeding the lawns; everything spic-and-span. Bach buagalow has big brick fireplace, dandy tiled bathroom, an up-to-

date kitchen and big, roomy veranda.

The price also includes handsome decorations, electric fixtures, shades, door and window screens, double floors polished; even clothes hooks in the closets and clothes posts in the yard, not forgetting a hose bib on outside of cellar. A house perfection, convenient to station, stores, school, church; casino, bathing pavilion, lakes and yacht harbor. Write for photo of Bungalow No. 4.

Come to the commuter's paradise, beautiful BRIGHTWATERS, Long Island, and inspect these charming homes as our guest.

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454 Lots

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WM. H. MOFFITT REALTY COMPANY

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WEST ORANGE HOUSE SOLD.

smith is a lecturer.

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BETTER THAN 4% INTEREST. 100% SAFETY. A SMALL CASH PAYMENT, Balance as Rent.

Overlooks Hudson River, opposite 58th st.; magnificent view of Riverside Drive most exclusive, finest residential and most healthful section around New Yor.

I have built and sold more than sixty houses within the last eighteen month me and see my houses, compare values and understand why people buy. Propertic more every day.

JAMES THOMSON, Architect and Builder 330 \$3D ST., WOODCLIFF, N. J. Tel. Union 8045. Take West Shore; D. L. & Westerles or Hudson Tunnels; then Bergentine of Palisades cars direct to 53d et., Woodcliff

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Experienced Auctioneers We Are the Peers in Real Estate We Get the Highest Prices. We Use Modern Methods lever Salesmen Novel Advertising

Our Specialty Handling Subdivisions semi-detached brick, one-family rouses at station of the new Lowest Rates. Most Profitable Service. NO SALE. NO PAY. WRITE OR APPLY

> Easy Housekeeping Price \$5,500-\$6,000 \$500 cash balance monthly, same as rent. Twenty Years' Time Given

ALCO BUILDING COMPANY Capital 60 Liberty St., N. Y. \$600,000. Telephone Cortlandt 2552.

Edward P. Hamilton & Co. have sold TENANTS FOR CITY HOLSES,

water, all \$3,900. Reasonable offer not refused. Sale only. Speculators: Corner 100x190 with four 2-family houses, all rented; 5% bank mortage; 518,900 equity: consider country residence or farm with cash. Near White Plains Ave. new subway station. 190 acre dairy, poultry and fruit farm: registered Hoistein cows; horses, pigs, chickens; surrey, buggy, sleighs; all in most complete condition. Consider suburban home in exchange. Price \$7,500. High-class residence; craftsman finish; hollow tite and stucco: 11 large rooms and 3 baths; about 1 sere of ground, flowers, shade and fruit trees artistically arranged; high elevation: 4 minutes from Long Island Sound (North shore); 45 minutes from Penn. Station; ideal spot for a physician, specialists or dentist, sacrifice, terms to suit. Mapleton

SEA BEACH SUBWAY

All modern improvements, steam heat electricity, shower, and parquet floors. Large porch, lawn and garden. Rookiet on request.

For Those Who Like Water Sports The Only Bungalow Colony Actually in the Village of Larchmont It is located between the water and

the station, and is recognized as being

the most picturesque in the vicinity;

its fine forest trees and rugged, roll-

ing character give it the rustic effect so essential to a proper setting for a bungalow or semi-bungalow. Come and see the homes of our members who have already built and those which are now under construc-tion. Large living room and dining room with rubble stone fireplace; two bed-rooms and bath; well equipped kitchen; cellar; porch; all improve-ments; electric lights; running water; plote quarter acre or more from \$500 up.

tion.

For \$5,000 you can get an artistic home of six or seven rooms and bath on a large plot, small payment down, balance like rent; our booklet will inform you of particulars. Houses ready for immediate occu-pancy, furnished or unfurnished. Photos of exteriors and views of prop-



Mosquitoes, Near the Lakes Cragmere, Mahwah, N. J.

Cragmere is an All American homommunity, where 85 New York Co all year round homes during past four years. The community ha water, electric lights, telephones, fire roads, picturesque homes. leading magazines have published Cragmere homes as examples of the is a wonderfully beautiful wooded hi side property, commanding views of the Ramapo Hills for miles, and right at the station, with 50 minute e service. Average cost of homes \$3. No speculative building.

The above home places are in a class by themselves. They are unique in that they are the outgrowth of one idea—the establishment of a neighborly community of moderate cost homes within commuting distance. Any responsible family can obtain immediate possession of a home such as illustrated above on convenient terms. Upon request we will send you a list of over 300 satisfied purchasers. Prices vary from \$1,200 for a summer bungalow to \$4,000 and up for all-the-year homes.

COUNTRY HOME LEAGUE

40 West 32d Street

in the Lakes

A Bungalow Like This

for \$2,600

On Lake Mahopao, the most beautiful lake in New York State, with perma-nent water rights and boat mooring; one hour and a half from your busi-

ess: choice of two railroads

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To close estate: Good-paying, 5 story cold water, all 3-room apartments; West 10th St. Rent \$3,900, Reasonable offer not refused. Sale only.

Borough of Prooklyn.

185-187 CLINTON AV. through to Waverly Av., residence and garage, plot 56x200; cost \$110,000; price \$65,000 (less than assessed value); just renovated and ready for occupancy; exchange considered; send for photos and description; caretaker on property day and night; will rent for \$4,500 per annum. Tour own broker or CHARLES F. NOYES CO., \$2 William St.

Poet Jailed for Unpaid Board Bill

beating his landlady, Mrs. ida Delauder

Page 7 of this Section.]

HAGERSTOWN, Md., Feb. 6 .- A. Gordon

Ankeney to thirty days in jail for

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CITY REAL ESTATE

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are suitable for any roof

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faced in fadeless colors.

Investment

We have for sale a corner two blocks from Wall street which can be purchased to

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Leased to one desirable (busi-

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21 years on net rental basis

Tenant pays taxes, insurance and all repairs. A certain and splendid realty invest-

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> > Entire Floors 4600 Sq. Ft.

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Low Price. Easy Term

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1100 DOWN will buy a well built brick house, 6 rooms, bath, gna, steam heat, ce mented besement; 4 minutes welk from Penn. R. R. station; best bargain on the market; price only \$2.666; \$100 down, \$15 monthly, OWNER, 168 Westfield Ave.

WILL GIVE SOMEBODY

built by responsible contractor; located near station; 68 trains daily; 30 minutes to Manhattan; rooms are large and well planned; living room, 14x18; dining room, 16x18; beam cellings; hardwood floore; tiled bath; corner lot, 50x125. Cost. 7.300; want offer. OWNER, lox 166 Sun Office.

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FOR SALE 8 room Bungalow Cultar tith air modern improvements in Augustin Bay, N. Y., hub of the 1,000 Island

Homer Foot, Jr. REAL ESTATE lotts, a poet, was sentenced by Justice AGENT BROKER 7 East 42d Street

NEW 20-STORY OFFICE BUILDING Overlooking the New York Public Library

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NATHAN L. OTTINGER 900 7th Ave. Telephone 7261 Columbus.

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large fiving room, with tapearry brick fire-place, artistic craftamen finish; medwrn plumbing steam heat; asbestos the roofs-parquet floors; sleeping porch, fine shade trees; near station, trolley; fireproof gar-age; price only \$5.750; liberal terms LAMBERT, owner, 233 Brondway, N. Y. Telephone Barolay 6984.

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MINEOLA, lot 25x100, all improvements near station; excellent train service; chesp commutation; free fille guarantee; worth \$500; price only \$190, very easy terms discount for each. W. B. McLAIN. 4: W. 34th St.

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